SHIKSHAK SAHAKARI BANK LTD.
(SCHEDULED BANK)
HEAD OFFICE, MAHAL, NAGPUR.
TERM AND CONDITIONS FOR AUCTION
FOR AUCTION DATED 11/06/2026.

1) The bids received after last date mentioned in advertisement will be summarily liable for rejection. The bids must be received by Authorised Officer at Shikshak Sahakari Bank Ltd., Head Office, Mahal, Nagpur. The bids received as above will be opened on at the time of auction at Head Office, Mahal Nagpur, and thereafter the bidders will given sufficient opportunity to improve upon their bids. The bid will Finalized on the very same day.

2) Interested participants have to deposit amount mention in advertisement **dtd.16/07/2026 in daily news paper "Indian Express & Loksatta" in column No.5 (Property wise)** by pay Order/Demand draft/RTGS/NEFT as an earnest money for participating auction as condition precedent with Authorised Officer, Shikahak Sahakari Bank Ltd., Nagpur alongwith tender form. Those who have not deposited Earnest amount for participation will not be allowed to participate in the auction. The Earnest amount will be refundable to the participants whose bid is not finalise.

3) Difference of bid will be declared at the time of auction.

4) All the rights will be reseved with Authorised Officer regarding acceptance or refusal of the bids and his decision shall be final and conclusive.

5) The Auction is on **"As is where is" As is what is" and "whatever there is"**basis only. The dues towards local taxes and other charges of such nature and other statutory dues shall be borne by the purchaser. The propery to be sold and encumbrances and all the other material aspects relating to property have been already made known by the Notice of Auction issued by Authorised Officer, therefore queries relating to the status of the property and any other aspects will not be entertained.

6) The intending purchasers should make discreet enquiries as regards any claim charges on the property of any authority besides the bank's charges and should satify themselves about the title, extent, quality of the property before submitting their bid. The property is being sold with all exsting and future encumbrances whether known or unkown to the bank. The Authorised Officer shall not be responsible in any way for any third party claims/rights/dues.

7) Succesful bidders shall have to deposit 25% of the price of auction property in the hands of Authorised Officer at the time of purchase i.e. same day by way of Cheque/RTGS/NEFT and in default of such deposits the property shall be resold and Earnest amount deposited by such purchaser for participating in Auction shall stand forfeited.

8) The reminder of the Purchase Money (i.e.75%) and the amount required for the general stamp for Sale Certificate shall be paid on or before 15 days from the date of Auction. The time for payment of the cost of stamp may, for good sufficient reasons can be extended at the discretion of the Authorised Officer up to 30 days from the date of sale.

9) If Auction will not so confirm or if any delay happens, the highest bidder does not have any right to claim regarding the same.

10) It is a right of Authorised Officer to accept or deny the highest bid.

11) Where prior to causing sale, defaulter or any person acting on his behalf or any person claiming an interest in the property cought to be sold tenders payment of the full amount due together with interest, Bhatta, and other expenses incurred in bringing the property to sale, including the expenses of the attachment, ifany, the Authorised Officer, shall forthwith release the property after cancelling the attachment.

12) If such deposit as said above and application made before execution of sale certificate, Athorised Officer should pass an order setting aside the sale and shall repay to the purchaser, the purchase money so far as it has been deposited by the applicant. Provided that if more persons than one, have made deposit an application, the application of the first depositor shall be accepted by Authorised Officer.
13)At any time within 30 days from the date of sale of property, any person entitled to share in rateable distribution of assets, or whose interest are affected by sale, mayapply to Athorised Officer to set aside the sale on ground of material irregularity, or mistake or fraud. No sale shall be set aside on above grounds unless Authorised Officer is satisfied.
14) When the sale of immovable property is not so confirmed or is set aside the deposit for the purchase money shall be returned to the purchaser without any interest thereon.
15) After confirmation of sale, Athorised Officer shall grant a certificate of sale bearing his seal and signature of purchaser.
16) Any deficiency of price which may arise on resale by reason of purchasers default and all expenses attending such resale shall be recovered from the defaulting purchaser and the cost, if any; incidental to such recovery shall also be borne by the defaulting purchaser.
17) Where the property on the second sale, sell for higher price than the first sale, the defaulting purchaser at the first sale shall have no claim to the difference or increase.
18) The purchaser will be required to bear all the necessary expenses like stamp duty, registration expenses, etc for execution of sale Certificate.
19) Auction purchasers will be required to pay transfer fee & any outstanding legal and statutory dues, taxes, electricity and water charges in respect of above property if any. Bank does not take any responsibility to provide information on the same.
20) It is a responsibility of purchaser to obtain necessary No objection from NMC/NIT, Gramapnchayat, Society etc. Required to execute the sale certificate.
21) The present auction is to be conducted on the strength of documenta available with the Bank. Therefore, the bank is not responsible for any increase or reduction of land area or property.
22) The documents of property available with Bank will be handed over to the purchaser. But the bank is not responsible for documents not available with it.
23) The provision of under sub rule (a) of Rule-2 of security interest (Enforcement) Rule, 2002 for enforcement of security interest under securitisation & reconstruction of Financial Assets & Enforcement of security interst (SERFAESI) Act, 2002 (54 of 2002), rules there under are applicable to this auction and would prevail overall the above term and conditions.

Authorised Officer
Shikshak Sahakari Bank Ltd., Nagpur

SHIKSHAK SAHAKARI BANK LTD.

(SCHEDULED BANK)

Head Office - Gandhisagar, Mahal, Nagpur.-440018

Section 13 (2) & 13 (4) of the Securitisation and Reconstruction of Financial Assets Enforcement of Security Interest Act 2002 read with Rule 8 & 9 of Security Interest (Enforcement) of Rules 2002.

PROPERTY FOR SALE

Whereas, the undersigned had issued notice to following borrower's, under section 13 (2) of the Act to pay the dues of the Bank (secured creditor) and where as the borrower has failed to Pay the amount as demanded together costs, charges, interest etc. The undersigned, in pursuance of above, hereby order for sale the under mentioned property on "AS IS WHERE IS BASIS" by inviting offer in sealed envelope from interested parties in satisfaction of the dues of the Bank. The prescribed blank tender form can be obtained by depositing Rs.200.00 (Rupees Two Hundred only) plus G.S.T. @ 18% in cash (Non- refundable) at Our Head office Gandhisagar, Mahal, Nagpur. Possession Status of Property is Physical.

S. N.	Name of Borrowers/ Mortgagor	Liability of the Borrower towards the Bank	Discription of Mortgaged Property	Date of Auction & Time, E.M.D. & Reserve Price
1.	UMRER BRANCH M/S S.R. ENTERPRISES (Borrower) through its Proprietor Mr. Rahul Rambhau Jamdade (Prop/Borrower/Mortgagor)	As on dt. 28/02/2025 For Housing Loan (SSB Gharkul) A/c No 4183/05 Rs.14,25,189.96 Plus Interest from 01/03/2025 @ 11.25%, For Housing Loan (SSB Gharkul) A/c No 4183/57 Rs.5,29,447.64 Plus Interest from 01/03/2025 @ 8.90%, For Cash.Credit. A/c No. 4171/01 Rs. 5,56,857.29 Plus Interest from 01/03/2025 @ 12.00% & For Personal Security Loan (SSB Sahaj) A/c No. 4179/04 Rs.1,66,685.70 Plus Interest from 01/03/2025 @ 13.00%	All that piece and parcel of Land and the residential house standing on the land bering City Survey No. 1931, Sheet No. 32, of Mouza Umred(Budhwari Peth),P.H.No.46, Within the limit of Muncipal Council, Umred, Ward No-3, Situated at Budhwari Peth, Bearing Property No.1209(New No W3A1001118), Umred, Tah Umred, Dist Nagpur, Total area of the land is admeasuring about 69.40 Sq. Mtrs with present & future construction thereon.	Dt. 04.08.2026 At 12.30 p.m. Reserve Price Rs. 18.00 lakh EMD Rs. 0.50 lakh Tender Form must be received upto 03.08.2026 Before 5.00 P.M.

The said bid should be accompanied by an Earnest Money which mention above by way of Pay Order/DD/Electronic Transfer (IFSC Code for Electronic Transfer:- SKSB0000002, A/c No.099150000000394) (Adjustable/ Refundable) payable at Nagpur favouring Shikshak Sahakari Bank Ltd, Nagpur. The bids received after this date will be summarily liable for rejection. The bids must be received by Authorised Officer at Shikshak Sahakari Bank Ltd., Head Office, Nagpur. The bids received as above will be opened on at the time of auction at Head Office, Mahal, Nagpur, and thereafter the bidders will given sufficient opportunity to improve upon their bids. The bid will Finalized on the very same day. The successful bidder will have to pay 25% of the offer amount immediately i.e. Same Day by way of Cash/Cheque/Electronic Transfer. And balance amount i.e. 75% of the offer amount within 15 days from the date of acceptance of final bid. In respect of the above property and hence all the charges levies, Taxes and all other liabilities and statutory dues if any accruing on account of above shall be borne by the purchaser. Stamp Duty, Registration Fee etc for execution of Sale Certificate will be borne by auction purchaser. It is a responsibility of purchaser to obtain necessary No Objection Certificate from NIT/NMC/Nazul/Gram Panchayat/Society or any competent authority etc. required for execution of Sale Certificate. The documents of property available with Bank will be handed over to the purchaser, but the Bank is not responsible for documents not available with it. The undersigned reserves the right to accept or reject any or all bids without assigning any reasons whatsoever. The Authorised Officer can be contacted on mobile No. 8329782901, during the office hours.

Place : Nagpur
Date : 15/07/2026

A.A.Kotewar
Authorised Officer
Shikshak Sahakari Bank Ltd, Nagpur M.No. 8329782901

शिक्षक सहकारी बँक लि.

(शेड्यूल्ड बँक)

मुख्य कार्यालय, गांधीसागर,
महाल, नागपूर–440018

वित्तीय मालमत्तेच्या सुरक्षितीकरण आणि पुर्नर्निर्माण आणि सुरक्षा अधिकारी (अंमलबजावणी) ॲक्ट,2002 च्या नियम 8 आणि 9 सह वाचल्या जाणा–या कलम 13(2) आणि कलम 13 (4) अन्वये.

स्थावर मालमत्तेच्या विक्रीचा जाहीरनामा

ज्याअर्थी हस्ताक्षरकर्ताने सुरक्षा अधिकारी (अमंलबजावणी) ॲक्ट 2002 च्या नियम 13(2) अन्वये कर्जदारांना गहाणधारकांना डिमांड नोटीस पाठवुन नोटीसमध्ये नमुद केलेले व्याज व ईतर खर्चाची परतफेड करण्याची नोटीस जारी करण्यात आली होती. आणि ज्या अर्थी कर्जदाराने रक्कमेची परतफेड करण्यास कसुर केलेला आहे त्याअर्थी हस्ताक्षरकर्त्याने खालील वर्णीत संपत्तीचा "जैथे असेल जसे असेल" च्या आधारावर विकी करण्याकरीता खरेदी इच्छुक पक्षांकडुन मोहरबंद लिफाफ्यात बोली प्रस्ताव (निवीदा) आमंत्रीत करीत आहे. कोरे निवीदापत्र बँकेच्या मुख्यालयातुन रु 200 / – व त्यावरील 18 टक्के जी.एस.टी. रोखीने भरुन (ना परतेय) प्राप्त करता येतील. विकीस काढलेली मालमत्ता बँकेचे प्रत्यक्ष ताब्यात आहे.

अनु क.	कर्जधारकार्चे / गहाणदाराचे नाव	कर्जदाराची बँकेप्रती असलेली देयता	संपत्तीचे विवरण	लिलाव तारीख, वेळ टेंडर फॉर्म जमा करण्याची तारीख, वेळ, अनामत रक्कम व राखीव किंमत
1.	उमरेड शाखा : मे. एस. आर. इंटरप्राईजेस (कर्जदार) तर्फे प्रोप्रायटर श्री. राहुल रामभाउ जामदाडे (प्रोप्रा / कर्जदार / गहाणदार)	दि. 28 / 02 / 2025 पर्यंत गृह कर्ज (एसएसबी घरकुल) खाते कं 4183 / 05 रु.14,25,189.96 त्यावरील दि. 01 / 03 / 2025 पासुन 11.25 टक्के दराने पुढील व्याज इतर खर्च, गृह कर्ज (एसएसबी घरकुल) खाते कं 4183 / 57 रु. 5,29,447.64 त्यावरील दि. 01 / 03 / 2025 पासुन 8.90 टक्के दराने पुढील व्याज इतर खर्च, कॅश केडीट खाते कं 4171 / 01 रु.5,56,857.29 त्यावरील दि. 01 / 03 / 2025 पासुन 12.00 टक्के दराने पुढील व्याज इतर खर्च, वैयक्तिक कर्ज (एसएसबी सहज) खाते कं 4179 / 04 रु. 1,66,685.70 त्यावरील दि. 01 / 03 / 2025 पासुन 13.00 टक्के दराने पुढील व्याज इतर खर्च.	श्री राहुल रामभाऊ जामदाडे यांच्या मालकीची संपत्ती घर कं.1209, मौजा उमरेड,(बुधवारी पेठ) शिट कं.32, प.ह. कं. 46, सिटी सर्व्हे क्रं.1931, मालमत्ता कं. 1209 (New No-W3A1001118) एकुण क्षेत्रफळ 69.40 स्के.मिटर, वार्ड कं.3, नगरपरीषद उमरेड, यांच्या हद्दीतील तहसिल उमरेड, जिल्हा नागपूर व त्यावरील संपूर्ण बांधकामासह.	संपत्ती कमांक 1 दि.04.08.2026 दुपारी 12.30 वाजता राखीव किंमत रु. 18.00 लाख अनामत रक्कम रु. 0.50 लाख निवीदा फॉर्म दिनांक 03.08.2026 ला सायंकाळी 5.00 पर्यत जमा करावे.

प्रस्ताव (निवीदा) सोबत शिक्षक सहकारी बॅक लिं, नागपुर च्या नावे अनामत रक्कम म्हणुन वर नमुद राशीचे पे–ऑर्डर / डिडी / इलेक्टॉनीक ट्रान्सफर (आयएफसी कोड (SKSB0000002, A/c No.099150000000394 इलेक्ट्रॉनीक ट्रान्सफर करीता) (समायोजेय / परतेय) भरणे आवश्यक आहे. आपली निवीदा अधिकृत अधिकारी, शिक्षक सहकारी बॅक लि, नागपुर यांना वर नमुद केल्याप्रमाणे आणुन देण्यात यावी. या निवीदा वर नमुद लिलावाच्या तारखेला लिलावच्या वेळी बँकेचे मुख्य कार्यालय, महाल, नागपुर येथे उघडण्यात येतील. स्विकारण्यात आलेल्या बोलीच्या 25 टक्के रक्कम त्याच दिवशी ताबडतोब नगद / चेक / इलेक्ट्रॅनीक ट्रान्सफर व्दारे जमा करावी लागेल व उर्वरीत 75 टक्के रक्कम लिलावाच्या तारखेपासुन 15 दिवसांचे आत जमा करावी लागेल. तसेच गहाण संपत्तीवर देय असलेली रक्कम जसे टॅक्स, ईलेक्ट्रीक बिल व ईतर सर्व वैधानीक खर्च खरेदीदारास द्यावा लागेल. विकी प्रमाणपत्र करीता लागणारा खर्च जसे स्टॅम्प डयुटी, रजिस्ट्रशन फी इत्यादी खर्च खरेदीदारास द्यावा लागेल. विकी प्रमाणपत्र करीता लागणारे ना हरकत प्रमाणपत्र जसे एनआयटी / एनएमसी / नझुल / ग्रामपंचायत / सोसायटी इत्यादी प्राप्त करण्याची जवाबदारी खरेदीदार यांची राहील. सदहू मालमत्तेसंबधी बँकेकडे उपलब्ध असलेले दस्ताऐवज खरेदीदारास देण्यात येईल. बँकेकडे उपलब्ध नसलेले दस्ताऐवज देण्यास बँक जवाबदार राहणार नाही. हस्ताक्षरकर्ता यांच्याकडे कुठलेही कारण न देता बोली स्वीकार / अस्वीकार किंवा तहकुब / स्थगित करण्याचा पुर्ण अधिकार राखुन ठेवलेला आहे. उपरोक्त संपत्तीची प्रत्यक्ष पाहणी करीता अधिकृत अधिकाऱ्याशी 8329782901 या नंबरवर कार्यालयीन वेळेत संपर्क करावा.

दिनांक :–15 / 07 / 2026
स्थळ :– नागपुर

अभय.कोतेवार
अधिकृत अधिकारी
शिक्षक सहकारी बॅक लि.नागपुर मो. कं:8329782901

SHIKSHAK SAHAKARI BANK LTD.
(SCHEDULED BANK)
HEAD OFFICE, MAHAL, NAGPUR.
TERM AND CONDITIONS FOR AUCTION
FOR AUCTION DATED 11/06/2026.

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11) Where prior to causing sale, defaulter or any person acting on his behalf or any person claiming an interest in the property cought to be sold tenders payment of the full amount due together with interest, Bhatta, and other expenses incurred in bringing the property to sale, including the expenses of the attachment, ifany, the Authorised Officer, shall forthwith release the property after cancelling the attachment.

12) If such deposit as said above and application made before execution of sale certificate, Athorised Officer should pass an order setting aside the sale and shall repay to the purchaser, the purchase money so far as it has been deposited by the applicant. Provided that if more persons than one, have made deposit an application, the application of the first depositor shall be accepted by Authorised Officer.

13)At any time within 30 days from the date of sale of property, any person entitled to share in rateable distribution of assets, or whose interest are affected by sale, mayapply to Athorised Officer to set aside the sale on ground of material irregularity, or mistake or fraud. No sale shall be set aside on above grounds unless Authorised Officer is satisfied.

14) When the sale of immovable property is not so confirmed or is set aside the deposit for the purchase money shall be returned to the purchaser without any interest thereon.

15) After confirmation of sale, Athorised Officer shall grant a certificate of sale bearing his seal and signature of purchaser.

16) Any deficiency of price which may arise on resale by reason of purchasers default and all expenses attending such resale shall be recovered from the defaulting purchaser and the cost, if any; incidental to such recovery shall also be borne by the defaulting purchaser.

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22) The documents of property available with Bank will be handed over to the purchaser. But the bank is not responsible for documents not available with it.

23) The provision of under sub rule (a) of Rule-2 of security interest (Enforcement) Rule, 2002 for enforcement of security interest under securitisation & reconstruction of Financial Assets & Enforcement of security interst (SERFAESI) Act, 2002 (54 of 2002), rules there under are applicable to this auction and would prevail overall the above term and conditions.

Authorised Officer
Shikshak Sahakari Bank Ltd., Nagpur

(३) मिळवन

ब
तरुण भारत

न मे कर्मफले स्पृहा

आपलं नागपूर

नागपूर, शुक्रवार, १७ जुलै २०२६

शिक्षक सहकारी बँक लि.
(शेड्यूल्ड बँक)

मुख्य कार्यालय, गांधीसागर,
महाल, नागपूर-440018

वित्तीय मालमत्तेच्या सुरक्षितीकरण आणि पुर्ननिर्माण आणि सुरक्षा अधिकारी (अंमलबजावणी) अॅक्ट,2002 च्या नियम 8 आणि 9 सह वाचल्या जाणा–या कलम 13(2) आणि कलम 13 (4) अन्वये.

स्थावर मालमत्तेच्या विक्रीचा जाहीरनामा

ज्याअर्थी हस्ताक्षरकर्ताने सुरक्षा अधिकारी (अमंलबजावणी) अॅक्ट 2002 च्या नियम 13(2) अन्वये कर्जदारांना गहाणधारकांना डिमांड नोटीस पाठवुन नोटीसमध्ये नमुद केलेले व्याज व ईतर खर्चाची परतफेड करण्याची नोटीस जारी करण्यात आली होती. आणि ज्या अर्थी कर्जदाराने रक्कमेची परतफेड करण्यास कसुर केलेला आहे त्याअर्थी हस्ताक्षरकर्त्याने खालील वर्णीत संपत्तीचा "जेथे असेल जसे असेल" च्या आधारावर विक्री करण्याकरीता खरेदी इच्छुक पक्षांकडुन मोहरबंद लिफाफ्यात बोली प्रस्ताव (निवीदा) आमंत्रीत करीत आहे. कोरे निवीदापत्र बँकेच्या मुख्यालयातुन रु 200/– व त्यावरील 18 टक्के जी.एस.टी. रोखीने भरुन (ना परतेय) प्राप्त करता येतील. विकीस काढलेली मालमत्ता बँकेचे प्रत्यक्ष ताब्यात आहे.

अनु क.	कर्जधारकाचें / गहाणदाराचे नाव	कर्जदाराची बँकेप्रती असलेली देयता	संपत्तीचे विवरण	लिलाव तारीख, वेळ टेंडर फॉर्म जमा करण्याची तारीख, वेळ, अनामत रक्कम व राखीव किंमत
1.	शाखा :–इतवारी 1) मे. महाराष्ट्र ट्रेडर्स (कर्जदार/) तर्फे भागीदार अ) श्री. कपील मुकुंदराव ठवकर (भागीदार/सहकर्जदार/गहाणदार) ब) श्री. संदिप मुकुंदराव ठवकर (भागीदार/कर्जदार/गहाणदार) क) श्रीमती. मालती मुकुंदराव ठवकर (भागीदार/सहकर्जदार/गहाणदार)	दिनांक 28/02/2025 पर्यंत सी.सी. कर्ज रु 1,61,40,476.92 व त्यावरील दिनांक 01/03/2025 पासुन 14.00 टक्के दराने पुढील व्याज व ईतर खर्च आणी दिनांक 28/02/2025 पर्यंत मुदती कर्ज रु 58,61,065.10 व त्यावरील दिनांक 01/03/2025 पासुन 12.90 टक्के दराने पुढील व्याज व ईतर खर्च	**संपत्ती कं 1** संपत्ती मालक श्री. कपील मुकुंदराव ठवकर 2)श्री.संदिप मुकुंदराव ठवकर 3) सौ. मालती मुकुंदराव ठवकर यांचे मालकीची मालमत्ता, कॉर्पोरेशन घर कं 350–ई, शीट कं 238, सिटी सर्व्हे कं 279/2, वॉर्ड कं 18, मौजा नागपुर, एकुण क्षेत्रफळ 43.70 चौ.मी.,(470.38 स्के. फुट) नाईक रोड, महाल,नागपुर. म.न.पा. व ना.सु.प्र. यांचे हददीतील तह व जिल्हा नागपुर **संपत्ती कं 2** कॉर्पोरेशन घर कं 350–एफ, शीट कं 238, सिटी सर्व्हे कं 279/3, वॉर्ड कं 18, मौजा नागपुर, एकुण क्षेत्रफळ 40.25 चौ.मी.,(433.25 स्के. फुट) नाईक रोड, महाल,नागपुर. म.न.पा. व ना.सु.प्र. यांचे हददीतील तह व जिल्हा नागपुर. **संपत्ती कं 3** कॉर्पोरेशन घर कं 252 आणी 205 जुना, 345 नवीन, शीट कं 238, सिटी सर्व्हे कं 280, वॉर्ड कं 18, मौजा नागपुर, एकुण क्षेत्रफळ 56.67 चौ.मी.,(610.20 स्के. फुट) नाईक रोड, महाल,नागपुर. म.न.पा. व ना.सु.प्र. यांचे हददीतील तह व जिल्हा नागपुर **संपत्ती कं 4** कॉर्पोरेशन घर कं 252 जुना, 345 नवीन, शीट कं 238, सर्कल कं 4, सिटी सर्व्हे कं 280, वॉर्ड कं 18, मौजा नागपुर, एकुण क्षेत्रफळ 72.46 चौ.मी. ,(780.00 स्के. फुट) नाईक रोड, महाल,नागपुर. म.न.पा. व ना.सु.प्र. यांचे हददीतील तह व जिल्हा नागपुर	**दि.05.08.2026 दुपारी 12.30 वाजता** **राखीव किंमत रु.150.00 लाख** **अनामत रक्कम रु.2.00 लाख** **निवीदा फॉर्म दिनांक 04.08.2026 ला सायंकाळी 5.00 पर्यंत जमा करावे.**

प्रस्ताव (निवीदा) सोबत शिक्षक सहकारी बँक लि, नागपुर च्या नावे अनामत रक्कम म्हणुन वर नमुद राशीचे पे–ऑर्डर/डिडी/इलेक्टॉनीक ट्रान्सफर (आयएफसी कोड (SKSB0000002, A/c No.099150000000394 इलेक्ट्रॉनीक ट्रान्सफर करीता) (समायोजेय/परतेय) भरणे आवश्यक आहे. आपली निवीदा अधिकृत अधिकारी, शिक्षक सहकारी बँक लि, नागपुर यांना वर नमुद केल्याप्रमाणे आणुन देण्यात यावी. या निवीदा वर नमुद लिलावाच्या तारखेला लिलावच्या वेळी बँकेचे मुख्य कार्यालय, महाल, नागपुर येथे उघडण्यात येतील. स्विकारण्यात आलेल्या बोलीच्या 25 टक्के रक्कम त्याच दिवशी ताबडतोब नगद/चेक/इलेक्ट्रॅनीक ट्रान्सफर व्दारे जमा करावी लागेल व उर्वरीत 75 टक्के रक्कम लिलावाच्या तारखेपासुन 15 दिवसांचे आत जमा करावी लागेल. तसेच महाण संपत्तीवर देय असलेली रक्कम जसे टॅक्स, ईलेक्ट्रीक बिल व ईतर सर्व वैधानीक खर्च खरेदीदारास द्यावा लागेल. विकी प्रमाणपत्र करीता लागणारा खर्च जसे स्टॅम्प ड्युटी, रजिस्ट्रशन फी इत्यादी खर्च खरेदीदारास दयावा लागेल. विकी प्रमाणपत्र करीता लागणारे ना हरकत प्रमाणपत्र जसे एनआयटी/एनएमसी/नझुल/ग्रामपंचायत/सोसायटी इत्यादी प्राप्त करण्याची जवाबदारी खरेदीदार यांची राहील. सदर्हू मालमत्तेसंबधी बँकेकडे उपलब्ध असलेले दस्ताऐवज खरेदीदारास देण्यात येईल. बँकेकडे उपलब्ध नसलेले दस्ताऐवज देण्यास बँक जवाबदार राहणार नाही. हस्ताक्षरकर्ता यांच्याकडे कुठलेही कारण न देता बोली स्वीकार/अस्वीकार किंवा तहकुब/स्थगित करण्याचा पुर्ण अधिकार राखुन ठेवलेला आहे. उपरोक्त संपत्तीची प्रत्यक्ष पाहणी करीता अधिकृत अधिका–याशी 8329782901 या नंबरवर कार्यालयीन वेळेत संपर्क करावा.

दिनांक :–16/07/2026
स्थळ :– नागपुर

अमय अ. कोतेवार
अधिकृत अधिकारी
शिक्षक सहकारी बँक लि.नागपुर मो. क.8329782901

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TheHitavada

THE PEOPLE'S PAPER SINCE 1911

SHIKSHAK SAHAKARI BANK LTD.
(SCHEDULED BANK)

Head Office - Gandhisagar, Mahal, Nagpur.-440018

Section 13(2) & 13 (4) of the Securitisation and Reconstruction of Financial Assets Enforcement of Security Interest Act 2002 read with Rule 8 & 9 of Security Interest (Enforcement) of Rules 2002.

PROPERTY FOR SALE

Whereas, the undersigned had issued notice to following borrower's, under section 13 (2) of the Act to pay the dues of the Bank (secured creditor) and where as the borrower has failed to Pay the amount as demanded together costs, charges, interest etc. The undersigned, in pursuance of above, hereby order for sale the under mentioned property on "AS IS WHERE IS BASIS" by inviting offer in sealed envelope from interested parties in satisfaction of the dues of the Bank. The prescribed blank tender form can be obtained by depositing Rs.200.00 (Rupees Two Hundred only) plus G.S.T. @ 18% in cash (Non- refundable) at Head office Gandhisagar, Mahal,Nagpur. Possession Status of Property is Physical.

S. N.	Name of Borrowers/ Mortgagor	Liability of the Borrower towards the Bank	Discription of Mortgaged Property	Date of Auction & Time, E.M.D. & Reserve Price
1.	**ITWARI BRANCH** 1) M/s Maharashtra Traders (Borrower) Through It's Partners A) Mr. Kapil Mukundrao Thawkar (Partner/Co-Applicant/Mortgagor) B) Mr. Sandeep Mukundrao Thawkar (Partner/Borrower /Mortgagor) C) Mrs. Malti Mukundrao Thawkar (Partner/Co-Applicant /Mortgagor)	**Outstanding As on dt 28/02/2025 For C.C.Rs.1,61,40,476.92 Plus Interest from 01/03/2025 @14.00% & other expenses. & For Term Loan Rs. 58,61,065.10 Plus Interest from 01/03/2025 @ 12.90% & other expenses**	**Property No-1** Owner of Mr Kapil Mukundrao Thawkar, Mr Sandeep Mukundrao Thawkar., Mrs. Malti Mukundrao Thawkar All that piece and parcel of land bearing Corporation House No- 350/E, Sheet No-238, City Survey No- 279/2,Ward No- 18,Mouza Nagpur,situated at Naik Road,Mahal Nagpur,Tah and Dist Nagpur,admeasuring about 43.70 Sq.Mtrs (or 470.38 Sq.Ft.) Within the Limits of N.I.T. and N.M.C. Together with present and future construction thereon with all rights of easement and appurtances thereto. **Property No-2** All that piece and parcel of land bearing Corporation House No-350/F, Sheet No 238, City Survey No 279/3,Ward No-18, Mouza Nagpur, Situated at Naik Road Mahal, Nagpur,Tah and Dist Nagpur,admeasuring about 40.25 Sq.Mtrs.(or 433.25 Sq.Ft.) Within the Limits of N.I.T. and N.M.C. Together with present and future construction thereon with all rights of easement and appurtances thereto. **Property No-3** All that piece and parcel of land bearing Corporation House No-252 & 205 old,345 New, Sheet No-238,City Survey No- 280,Ward No- 18, Mouza Nagpur,Situated at Naik Road Mahal, Nagpur,Tah and Dist Nagpur,admeasuring about 56.67 Sq.Mtrs.(or 610.20 Sq.Ft.) Within the Limits of N.I.T. and N.M.C. Together with present and future construction thereon with all rights of easement and appurtances thereto. **Property No-4** All that piece and parcel of land bearing Corporation House No-252 old, 345 New, Sheet No-238, Circle No- 4,City Survey No- 280, Ward No-18, Mouza Nagpur Situated at Naik Road Mahal, Nagpur,Tah and Dist Nagpur,admeasuring about 72.46 Sq.Mtrs.(or 780.00 Sq.Ft.) Within the Limits of N.I.T. and N.M.C. Together with present and future construction thereon with all rights of easement and appurtances thereto	**Dt. 05.08.2026 At 12.30 p.m. Reserve Price Rs. 150.00 lakh EMD Rs. 2.00 lakh** **Tender Form must be received upto 04.08.2026 Before 5.00 P.M.**

The said bid should be accompanied by an Earnest Money which mention above by way of Pay Order/DD/Electronic Transfer (IFSC Code for Electronic Transfer:- SKSB0000002, A/c No.099150000000394) (Adjustable/ Refundable) payable at Nagpur favouring Shikshak Sahakari Bank Ltd, Nagpur. The bids received after this date will be summarily liable for rejection. The bids must be received by Authorised Officer at Shikshak Sahakari Bank Ltd., Head Office, Nagpur. The bids received as above will be opened on at the time of auction at Head Office, Mahal, Nagpur, and thereafter the bidders will given sufficient opportunity to improve upon their bids. The bid will Finalized on the very same day. The successful bidder will have to pay 25% of the offer amount immediately i.e. Same Day by way of Cash/Cheque/Electronic Transfer. And balance amount i.e. 75% of the offer amount within 15 days from the date of acceptance of final bid. In respect of the above property and hence all the charges levies, Taxes and all other liabilities and statutory dues if any accruing on account of above shall be borne by the purchaser. Stamp Duty, Registration Fee etc for execution of Sale Certificate will be borne by auction purchaser. It is a responsibility of purchaser to obtain necessary No Objection Certificate from NIT/NMC/Nazul/Gram Panchayat/Society or any competent authority etc. required for execution of Sale Certificate. The documents of property available with Bank will be handed over to the purchaser, but the Bank is not responsible for documents not available with it. The undersigned reserves the right to accept or reject any or all bids without assigning any reasons whatsoever. The Authorised Officer can be contacted on mobile No. 8329782901, during the office hours.

A.A.KOTEWAR
Authorised Officer
Shikshak Sahakari Bank Ltd, Nagpur M.No. 8329782901

Date :- 16/07/2026
Place Nagpur